



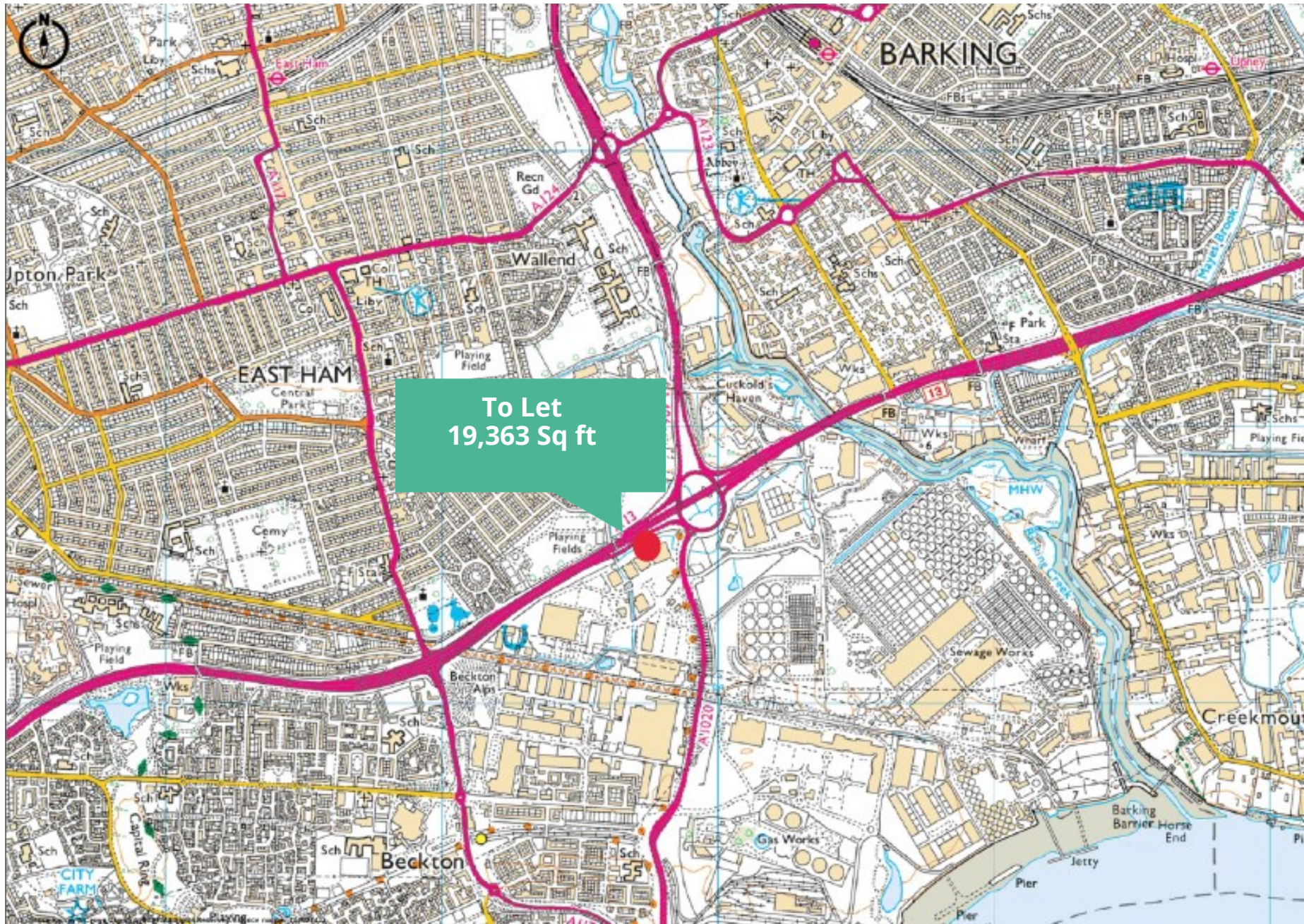
To Let

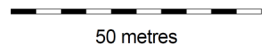
Unit 5-6, 1 Beckton Triangle Retail Park,
Clapsgate Lane, London, E6 6LH

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Created By: Avison Young



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Highlights



Size
19,363 sq ft



Planning Consent
E(α)



Prominent location
**Access to
Beckton
Gateway RP**



Parking Spaces
457



client
Argos

Location

Beckton is a major district located in East London, approximately 8 miles east of Central London. The scheme is prominently positioned at the major junction of the A13 and A1020. London City Airport is located 3.5 miles to the south, Stratford is 6.5 miles to the north west and Canary Wharf is 5 miles to the west.

Other occupiers on the Park include **Dunelm, B&M, Harveys, Carpetright, ScS, Argos, DFS, Currys, Pizza Hut and Costa Coffee**, and there is a **Sainsbury's food store** nearby.

Description

The premises are arranged over ground and mezzanine/ first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	1,420.58	15,291
Mezz/FF	378.3	4,072
Total	1,799	19,363

Passing Rent

£424,500 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 23/06/2023.

Business rates

We understand that the property is assessed as follows:

Rateable value: £435,000 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

Service Charge

£24,740 pa

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

February 2021

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